



Tintern Avenue
Flixton
M41 6EJ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

42 Tintern Avenue
Flixton
Trafford
M41 6EJ



£465,000

NO ONGOING VENDOR CHAIN A rare opportunity locally to purchase a three double bedroom extended semi-detached bungalow. Presented in immaculate condition throughout. Offering spacious accommodation of approx 914 sq ft. Open plan kitchen/diner. Spacious lounge. Beautifully appointed bathroom. Excellent off road parking to the front. Situated in a popular and convenient location within easy reach of local transport links, shops and amenities. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

Lounge

With a feature 'Rock' multipoint entrance door and double glazed bay window to the front elevation. Radiator. Wall mounted electric fire.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed bay window to the front elevation and double glazed window to the front. 'Rock' exit door with multipoint locks to the side elevation. Tiled splashbacks. Spotlighting. Radiator. John Lewis ceramic hob with extractor canopy above. Built in oven and grill.

Inner Hallway

With a loft access point with a drop down ladder. The loft space is insulated. Excellent built in storage. The combination gas central heating boiler is located here. (Installed September 2023).

Bedroom (1)

With a double glazed window to the rear. Radiator. Range of built in wardrobes with sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

A beautifully appointed bathroom with panelled bath, low level WC and pedestal wash hand basin. Walk-in shower enclosure. Chrome ladder radiator. Tiled areas. Double glazed window to the side elevation. Spotlighting and extractor fan.

Outside

To the front is an off road parking facility on a concrete imprinted driveway with wrought iron gates.

To the rear is an enclosed garden with paved patio and lawned areas with a westerly aspect.



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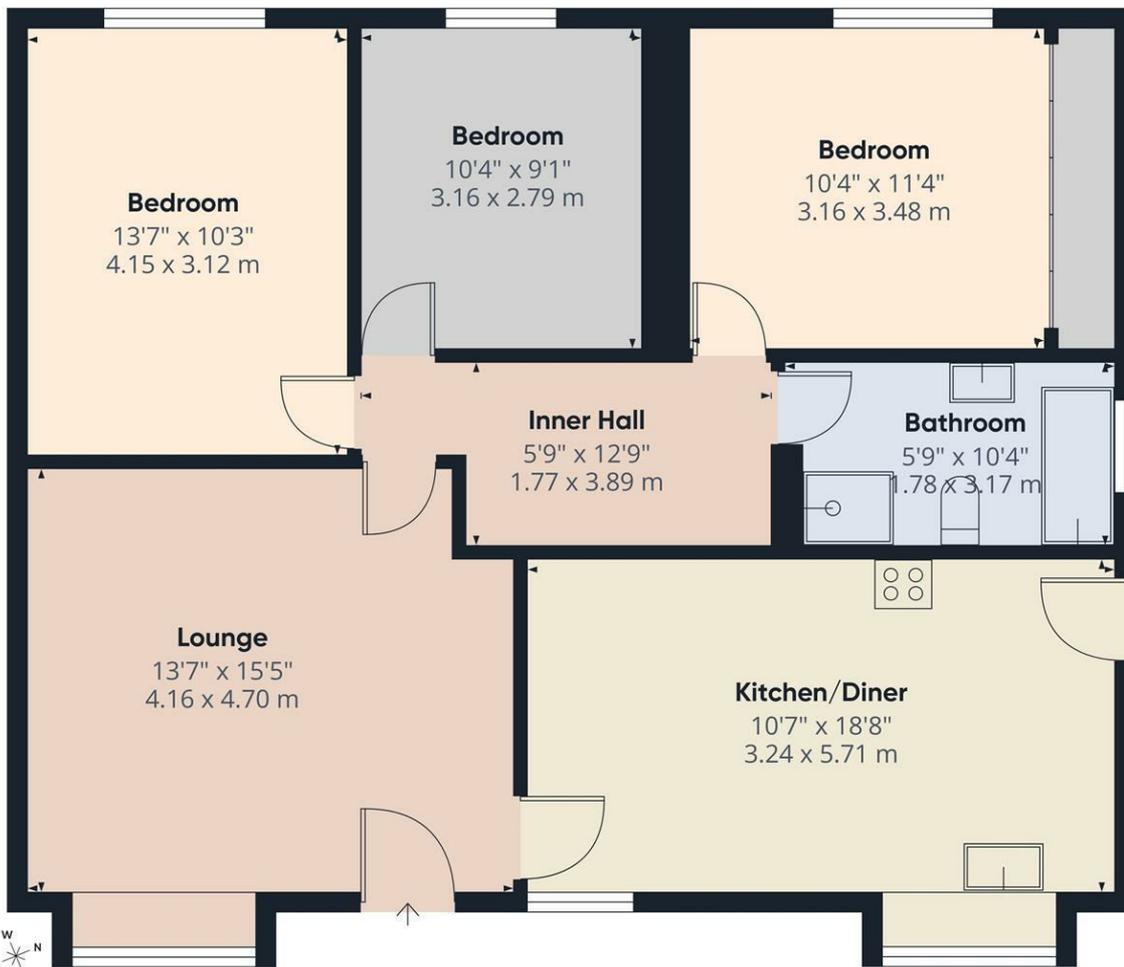
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Approximate total area⁽¹⁾
914 ft²
85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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